

003.0

0001

0021.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

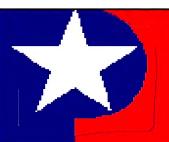
941,100 / 941,100

USE VALUE:

941,100 / 941,100

ASSESSED:

941,100 / 941,100


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
20-22		CHANDLER ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: GRILLIS MARY/ LIFE ESTATE	
Owner 2:	
Owner 3:	

Street 1: 20 CHANDLER ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: GRILLIS STEPHEN & MARY -	
Owner 2: -	

Street 1: 22 CHANDLER ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .123 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2564 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int














Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
104	5353.000	471,500	5,100	464,500	941,100	

Total Card	0.123	471,500	5,100	464,500	941,100	Entered Lot Size
Total Parcel	0.123	471,500	5,100	464,500	941,100	Total Land:

Source: Market Adj Cost	Total Value per SQ unit /Card:	367.04	/Parcel:	367.04	Land Unit Type:
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PREVIOUS ASSESSMENT							Parcel ID	003.0-0001-0021.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	471,500	5100	5,353.	464,500	941,100		Year end	12/23/2021
2021	104	FV	450,300	5100	5,353.	464,500	919,900		Year End Roll	12/10/2020
2020	104	FV	450,300	5100	5,353.	464,500	919,900	919,900	Year End Roll	12/18/2019
2019	104	FV	349,500	5100	5,353.	493,500	848,100	848,100	Year End Roll	1/3/2019
2018	104	FV	349,500	5100	5,353.	360,000	714,600	714,600	Year End Roll	12/20/2017
2017	104	FV	328,100	5100	5,353.	313,500	646,700	646,700	Year End Roll	1/3/2017
2016	104	FV	328,100	5100	5,353.	267,100	600,300	600,300	Year End	1/4/2016
2015	104	FV	292,800	5100	5,353.	261,300	559,200	559,200	Year End Roll	12/11/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRILLIS STEPHEN	72083-344		1/2/2019	Convenience		1	No	No	
	11800-311		2/13/1970		17,000	No	No	N	

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name		
6/17/2015	699	Solar Pa	18,000	6/17/2015				Install 28 solar p	10/14/2017	MEAS&NOTICE	HS	Hanne S		
10/17/2014	1378	Re-Roof	10,956					Strip and reroof.	4/6/2009	Meas/Inspect	189	PATRIOT		
									9/20/1999	Mailer Sent				
									9/20/1999	Measured	256	PATRIOT		
									8/26/1993		EK			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5353	Sq. Ft.	Site			0	80.	1.08	1									464,473						464,500	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 13 - Multi-Garden	2	Rating: Average																	
Sty Ht: 2 - 2 Story		A Bath:	Rating:																
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:																
Foundation: 2 - Conc. Block		A 3QBth:	Rating:																
Frame: 1 - Wood		1/2 Bath:	Rating:																
Prime Wall: 4 - Vinyl		A HBth:	Rating:																
Sec Wall:	%	OthrFix:	Rating:																
Roof Struct: 2 - Hip		<b>OTHER FEATURES</b>																	
Roof Cover: 1 - Asphalt Shgl		Kits: 2	Rating: Good																
Color: WHITE		A Kits:	Rating:																
View / Desir:		Fpl: 2	Rating: Average																
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>RESIDENTIAL GRID</b>				<b>REMODELING</b>							
Grade: C - Average		Location:																	
Year Blt: 1923	Eff Yr Blt:	Total Units:																	
Alt LUC:	Alt %:	Floor:																	
Jurisdct:	Fact: .	% Own:																	
Const Mod:		Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>RES BREAKDOWN</b>				<b>SUB AREA</b>							
Avg Ht/FL: STD	Phys Cond: AV - Average	31. %		Exterior:	No Unit	RMS	BRS	FL											
Prim Int Wal 2 - Plaster	Functional:	%		Interior:	2	5	2												
Sec Int Wall:	Economic:	%		Additions:															
Partition: T - Typical	Special:	%		Kitchen:															
Prim Floors: 3 - Hardwood	Override:	%		Baths:															
Sec Floors:	Total:	31 %		Plumbing:															
Bsmnt Flr: 12 - Concrete				Electric:															
Subfloor:				Heating:															
Bsmnt Gar:				General:															
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 1 - Oil																			
Heat Type: 5 - Steam																			
# Heat Sys: 2																			
% Heated: 100	% AC:																		
Solar HW: Yes	Central Vac: NO																		
% Com Wal	% Sprinkled																		
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:	<b>PARCEL ID</b> 003.0-0001-0021.0				<b>IMAGE</b>						
<b>SPEC FEATURES/YARD ITEMS</b>																<b>AssessPro Patriot Properties, Inc</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	20X20	A	AV	1923	21.25	T	40	104			5,100		5,100		
More: N				Total Yard Items: 5,100				Total Special Features:				Total: 5,100							